

Change of Zone 3298

ORDINANCE NO. \_\_\_\_\_  
(CORRECTIVE)

AN ORDINANCE amending Section 5 of Ordinance 17981, passed by City Council on April 1, 2002, to correct the legal description to accurately reflect the property being transferred from the R-3 Residential District to the B-2 Planned Neighborhood Business District and repealing Section 5 of Ordinance 17981 as hitherto existing.

BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

Section 1. That Section 5 of Ordinance 17981, passed by City Council April 1, 2002, be amended to read as follows:

"Section 5. That the "Lincoln Zoning District Maps" attached to and made a part of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the boundaries of the districts established and shown on said Maps as follows:

~~A portion of Lot 31 I.T., located in the Southeast Quarter of Section 19, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, and more particularly described as follows:~~

~~Commencing at the southeast corner of said Lot 31 I.T., said point being the true point of beginning; thence on an assumed bearing of north 88 degrees 05 minutes 40 seconds west along the south line of said Lot 31 I.T., said line being 50.00 feet north of and parallel with the south line of said Southeast Quarter, a distance of 1,010.91 feet to a point; thence north 01 degrees 54 minutes 20 seconds east, a distance of 632.75 feet to a point of curvature; thence along a curve in a clockwise direction, having a radius of 290.00 feet, arc length of 320.34 feet, delta angle of 63 degrees 17 minutes 22 seconds, a chord bearing of north 33 degrees 33 minutes 01 seconds east, and a chord length of 304.30 feet to a point of tangency;~~

1 ~~thence north 65 degrees 22 minutes 33 seconds east, a~~  
2 ~~distance of 146.94 feet to a point of curvature; thence along a~~  
3 ~~curve in a clockwise direction, having a radius of 1,400.00 feet,~~  
4 ~~arc length of 603.16 feet, delta angle of 24 degrees 41 minutes~~  
5 ~~04 seconds, a chord bearing of north 77 degrees 43 minutes~~  
6 ~~05 seconds east, and a chord length of 598.50 feet to a point~~  
7 ~~of tangency; thence south 89 degrees 56 minutes 23 seconds~~  
8 ~~east, a distance of 108.39 feet to a point of intersection with~~  
9 ~~the east line of said Lot 31 I.T.; thence south 00 degrees 45~~  
10 ~~minutes 55 seconds east along the east line of said Lot 31 I.T.,~~  
11 ~~a distance of 412.30 feet to a point; thence south 00 degrees~~  
12 ~~05 minutes 36 seconds west along the east line of said Lot 31~~  
13 ~~I.T., a distance of 499.63 feet to a point; thence south 03~~  
14 ~~degrees 00 minutes 43 seconds west along an east line of said~~  
15 ~~Lot 31 I.T., a distance of 196.41 feet to the point of beginning;~~  
16 ~~said tract contains a calculated area of 1,006,982.61 square~~  
17 ~~feet or 23.12 acres, more or less;~~

18 A portion of Lot 32 I.T., and a portion of Outlot "A" Pine Lake  
19 Heights South 3rd Addition, all located in the Southwest  
20 Quarter of Section 19, Township 9 North, Range 7 East of the  
21 6th P.M., Lancaster County, Nebraska, and more particularly  
22 described as follows:

23 Commencing at a southwest corner of said Lot 32 I.T., said  
24 point being 50.00 feet east of the west line of said Southwest  
25 Quarter, said point being the true point of beginning; thence on  
26 an assumed bearing of north 00 degrees 02 minutes 08  
27 seconds west along the west line of said Lot 32 I.T., and the  
28 west line of said Outlot "A", a distance of 882.13 feet to a  
29 point; thence north 89 degrees 57 minutes 52 seconds east, a  
30 distance of 450.83 feet to a point; thence south 00 degrees 02  
31 minutes 08 seconds east, a distance of 60.15 feet to a point;  
32 thence north 89 degrees 57 minutes 52 seconds east, a  
33 distance of 169.83 feet to a point; thence south 45 degrees 31  
34 minutes 50 seconds east, a distance of 63.92 feet to a point of  
35 curvature; thence along a curve in a clockwise direction,  
36 having a radius of 150.00 feet, arc length of 54.56 feet, delta  
37 angle of 20 degrees 50 minutes 27 seconds, a chord bearing  
38 of south 35 degrees 06 minutes 36 seconds east, and a chord  
39 length of 54.26 feet to a point; thence along a curve in a  
40 clockwise direction, having a radius of 300.00 feet, arc length  
41 of 65.56 feet, delta angle of 12 degrees 31 minutes 18  
42 seconds, a chord bearing of north 83 degrees 21 minutes 40

seconds east, and a chord length of 65.43 feet to a point of tangency; thence north 89 degrees 37 minutes 19 seconds east, a distance of 125.15 feet to a point; thence north 00 degrees 22 minutes 41 seconds west, a distance of 63.10 feet to a point of curvature; thence along a curve in a clockwise direction, having a radius of 200.00 feet, arc length of 72.98 feet, delta angle of 20 degrees 54 minutes 28 seconds, a chord bearing of north 10 degrees 04 minutes 34 seconds east, and a chord length of 72.58 feet to a point of tangency; thence north 20 degrees 31 minutes 48 seconds east, a distance of 51.31 feet to a point; thence along a curve in a counter clockwise direction, having a radius of 800.00 feet, arc length of 291.13 feet, delta angle of 20 degrees 51 minutes 01 seconds, a chord bearing of south 79 degrees 53 minutes 43 seconds east, and a chord length of 289.52 feet to a point; thence south 00 degrees 48 minutes 05 seconds east, a distance of 904.75 feet to a point of intersection with the south line of said Lot 32 I.T.; thence south 88 degrees 45 minutes 30 seconds west along the south line of said Lot 32 I.T., said line being 50.00 feet north of and parallel with the south line of said Southwest Quarter, a distance of 1,157.73 feet to a southwest corner of said Lot 32 I.T.; thence north 01 degrees 14 minutes 30 seconds west along a west line of said Lot 32 I.T., a distance of 10.00 feet to a south corner of said Lot 32 I.T.; thence south 88 degrees 45 minutes 30 seconds west along a south line of said Lot 32 I.T., a distance of 22.38 feet to a southwest corner of said Lot 32 I.T.; thence north 45 degrees 38 minutes 19 seconds west along a southwest line of said Lot 32 I.T., a distance of 34.98 feet to a southwest corner of said Lot 32 I.T.; thence north 00 degrees 02 minutes 09 seconds west, along a west line of said Lot 32 I.T., a distance of 22.38 feet to a south corner of said Lot 32 I.T.; thence south 89 degrees 57 minutes 51 seconds west along a south line of said Lot 32 I.T., a distance of 10.00 feet to the point of beginning, said tract contains a calculated area of 1,076,366.56 square feet or 24.71 acres, more or less;

be and they hereby are transferred from the R-3 Residential District to the B-2 Planned Neighborhood Business District and are hereby made a part of the B-2 Planned Neighborhood Business District and governed by all the provisions and regulations pertaining to the B-2 Planned Neighborhood Business District."

1                   Section 2. That Section 5 of Ordinance 17981, passed by the City Council  
2 on April 1, 2002, as hitherto existing be and the same is hereby repealed.

3                   Section 3. That this ordinance shall take effect and be in force from and after  
4 its passage and publication according to law.

Introduced by:

\_\_\_\_\_

Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

Staff Review Completed:

\_\_\_\_\_  
Administrative Assistant

Approved this \_\_\_\_ day of \_\_\_\_\_, 2002:

\_\_\_\_\_  
Mayor